



2022-012981
Klamath County, Oregon
11/02/2022 01:19:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Maywood South LLC
2960 Maywood Dr., Unit 10
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Maywood South LLC
2960 Maywood Dr., Unit 10
Klamath Falls, OR 97603

File No. 564080AM

STATUTORY WARRANTY DEED

Robert L. Komlofske, Trustee of the Robert L. Komlofske Trust dated February 17, 2000, as to an Undivided 1/2 Interest and Robert L. Komlofske, Successor Trustee of the Nancy J. Komlofske Trust dated February 17, 2000, as to an Undivided 1/2 Interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Maywood South LLC, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A tract of land situated in the Westerly portion of Lot 4, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence N 00°04'50" E., along the West line of said Lot 4, 430.00 feet to the Northwest corner of said Lot 4; thence S 89°55'10" E, along the North line of said Lot 4, 211.18 feet; thence S 00°09'45" W 430.00 feet to the South line of said Lot 4; thence N 89°55'10" W 210.57 feet to the point of beginning.

EXCEPTING:

Being a tract of land located in Lot 4, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence N 00°04'50" E, along the West line of said Lot 4, 203.77 feet to a point; thence S 89°55'10" E, parallel to the South line of said Lot 4, 210.86 feet to the East line of that tract described in Volume M79, Page 21947 of the Klamath County Deed Records; thence S 00°09'45" W, along said East line, 203.77 feet to the South line of said Lot 4; thence N 89°55'10 W 210.57 feet to the point of beginning.

The true and actual consideration for this conveyance is \$81,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

87

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 1 day of November, 2022

The Robert L. Komlofske Trust

By: Robert L. Komlofske Trustee
Robert L. Komlofske, Trustee

The Nancy J. Komlofske Trust

By: Robert L. Komlofske Trustee
Robert L. Komlofske, Successor Trustee

State of Oregon ss

County of Crook

On this 1 day of November, 2022, before me, April Fawn Hensley a Notary Public in and for said state, personally appeared Robert L. Komlofske, Trustee of the Robert L. Komlofske Trust and Robert L. Komlofske, Successor Trustee of the Nancy J. Komlofske Trust, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

April Fawn Hensley
Notary Public for the State of Oregon
Residing at: Prineville
Commission Expires: 7/19/2026

